

TOWN OF LOXAHATCHEE GROVES

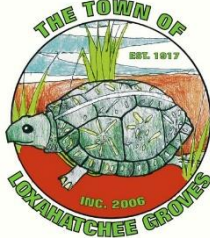
TOWN HALL COUNCIL CHAMBERS

155 F. ROAD, LOXAHATCHEE GROVES, FL 33470

SPECIAL MAGISTRATE HEARING

AGENDA

FEBRUARY 3, 2026 – 9:00 AM



Special Magistrate

Amity R. Barnard, Esq

Administration

Town Manager: Francine L. Ramaglia

Town Attorney: Jeffrey S. Kurtz, Esq.

Director of Community Standards: Caryn Gardner-Young

Lead Code Compliance Officer: Deanna Thomas

Code Compliance Officer: John Suarez

Board Clerk/ Assistant to the Town Clerk: Gabriella Croasdaile

Civility: Being "civil" is not a restraint on the First Amendment right to speak out, but it is more than just being polite. Civility is stating your opinions and beliefs, without degrading someone else in the process. Civility requires a person to respect other people's opinions and beliefs even if he or she strongly disagrees. It is finding a common ground for dialogue with others. It is being patient, graceful, and having a strong character. That is why we say "Character Counts" in Town of Loxahatchee. Civility is practiced at all Town meetings.

Special Needs: In accordance with the provisions of the American with Disabilities Act (ADA), persons in need of a special accommodation to participate in this proceeding shall within three business days prior to any proceeding, contact the Town Clerk's Office, 155 F Road, Loxahatchee Groves, Florida, (561) 793-2418.

HEARING ITEMS

CALL TO ORDER

ROLL CALL

ADDITIONS, DELETIONS, AND/ OR MODIFICATION TO THE AGENDA

APPROVAL OF THE MINUTES

10/06/2025 Special Magistrate Hearing Minutes

NOTICE OF STATUS/ FINE ASSESMENT HEARING

VIOLATION HEARINGS / NEW BUSINESS

1. JOSE VILARINO & RAMON A VILARINO JR

- Address: 2241 A Road
- PCN #: 41404324000001030
- Case #: CE-25-56
- ULDC Sections: 175-110 Permits required; 175-170 General; 175-125 Application for a permit or approval; 175-240 Violations; 05-040 Permits required; expiration of permits and development orders
- Florida Building Code Sections: 105.1 Building permit required
- Code of Ordinances Sections: 18-21(a)(1-2) Tree / Vegetation removal; 18-24(a) Tree mitigation

2. F Road Properties LLC

- Address: 1462 F Rd
- PCN # 41414317016080010
- Case # CE-25-61
- ULDC Sections: 92-010 Recreational vehicles

3. Triple Kwats LLC

- Address: 15317 Collecting Canal Rd
- PCN # 41414317012020040
- Case # 25010001
- ULDC Sections: 175-170 General; 175-110 Permits required; 175-240 Violations; 20-050(a)(1) Recreational vehicles

ORDER RESETTING VIOLATION HEARING

4. Thomas N II & Sheila M Wozniak

- Address: 14090 North Rd
- PCN # 41414317014290020
- Case # CE-25-47
- ULDC Section: 70-015 Maintenance of swales and culverts
- Code of Ordinances: 30-7 Imminent public-health threat; 30-1(4) Purpose and intent

CONTINUANCE FORECLOSURE AUTHORIZATION

5. Escue Farms LLC

- Property address: 1300 D Rd
- Case # 23050020
- PCN # 41414317014050010
- Code sections: ULDC 05-040(A-B) Permits required; expiration of permits and development orders; ULDC 175-110 Permits required; ULDC 175-170 General; ULDC 175-240 Authority
- Fines as follows for foreclosure: The lien for the violation(s) through February 2, 2026 have accrued to \$208, 718.55 and will continue to accrue at \$250.00 per day

6. Escue Farms LLC

- Property address: 1300 D Rd
- Case #23040018
- PCN # 41414317014050010
- Code sections: Florida Statutes 205.053 Delinquency of required Business Tax Receipt
- Fines as follows for foreclosure: The lien for the violation has accrued to \$1,125.00. This is the total for delinquency and maximum fines. Affidavit of Compliance issued January 7, 2026.

7. Escue Farms LLC

- Property address: 1300 D Rd
- Case #23040012
- PCN #41414317014050010
- Code sections: ULDC 20-050(a)(1) Recreational vehicles; ULDC 20-050(a)(2) Recreational vehicles; ULDC 20-050(a)(5) Recreational vehicles
- Fines as follows for foreclosure: The lien for the violation(s) have accrued through February 2, 2026 to \$243,719.00 and will continue to accrue at \$250.00 per day

8. Escue Farms LLC

- Property address: 1300 D Rd
- Case #2018-0574
- PCN #41414317014050010
- Code section: ULDC Article 5 Section 040
- Fines as follows for foreclosure: The lien for the violation(s) has accrued through February 2, 2026 to \$358,350.00 and will continue to accrue at \$150.00 per day

9. Ovidio Duarte & Hazel Jarquin

- Property address: 3138 A Rd
- Case #23080006
- PCN # 41414317011200010
- Code sections: Code of Ordinances 22-117 Evidence of operating a business or profession; ULDC 20-017 Prohibited uses
- Fines as follows for foreclosure: The lien for the violation(s) through February 2, 2026 have accrued to \$205468.55 and will continue to accrue at \$250.00 per day

10. Ovidio Duarte & Hazel Jarquin

- Property address: 3138 A Rd
- Case #202006131
- PCN # 41414317011200010
- Code sections: ULDC 175-110 Permits required
- Fines as follows for foreclosure: The lien for the violation(s) through February 2, 2026 have accrued to \$178,700.00 and will continue to accrue at \$100.00 per day

11. Ovidio Duarte & Hazel Jarquin

- Property address: 3138 A Rd
- Case #2021-014
- PCN #41414317011200010
- Code sections: Code of Ordinances 22-135 Engaging in business, occupation, etc., without a license; penalty; ULDC 45-010 Duty to maintain property; ULDC 15-015 Setback exceptions; ULDC 05-040 Permits required, expiration of permits & development orders; ULDC 175-360 Permanent placement; ULDC 175-110 Permits required
- Fines as follows for foreclosure: The lien for the violation(s) through February 2, 2026 have accrued to \$372, 234.05 and will continue to accrue at \$250.00 per day

CONFIRMATION OF THE NEXT HEARING DATE

Monday, March 2, 2026 – 9:00 AM

ADJOURNMENT

If any person desires to appeal any decision with respect to any matter considered at these meetings, such person may need a record of the proceedings; for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based.

Published and Posted on January 29, 2026, at 3:30 PM

By: Gabriella Croasdaile, Assistant to the Town Clerk